

**TOWN OF EMERALD ISLE
PLANNING BOARD REGULAR MEETING
MONDAY, DECEMBER 19, 2005**

Chairman Ceil Saunders called the meeting to order at 6:00 pm. Members present were: Ceil Saunders, James Craig, Ken Sullivan, Jerry Huml, Bob Smith, Robert Conrad, and Eddie Barber. Also present were Kevin Reed, Planning and Inspections Director and Kim Haut, Permit Technician/Administrative Assistant.

A motion was made by James Craig to approve the minutes of the November 28, 2005 Board meeting. The motion was seconded by Bob Smith and passed unanimously (6 to 0).

Kevin Reed advised the Planning Board members of the Town Board of Commissioner's agenda items following its November 15, 2005 meeting. Mr. Reed advised that for the month of November the Planning and Inspections Department had issued a total of 12 permits for new homes and a total estimated value for all permits in excess of \$4.8 million. This brings the fiscal year total to over \$17.2 million in construction value and the department has collected approximately \$111,900 in fees.

Consider a request by Block 39 LLC for review of a sketch plan for the proposed Sea Oats Subdivision. Lori Morris and Frank Erwin were on hand to address questions from Planning Board members. A 10' public access and public parking were 2 items the Planning Board had issues with. Ms. Morris pointed out the 10' public access and did agree to discuss with the developers the idea of public parking. Mr. Reed did let the Board members know that the sketch plan did meet all requirements of the Town's Subdivision Ordinance. A motion was made by James Craig to accept the concept of the sketch plan. The motion was seconded by Robert Conrad and passed unanimously (6 to 0).

Consider the rezoning of certain properties from Residential Motel/Hotel (RMH) to Residential-2 (R-2) as part of the 2004 CAMA Land Use Plan implementation process. Mr. Reed advised Board members these areas being considered were part of the process that had been previously discussed at length. A motion was made by Jerry Huml to recommend to the Board of Commissioners that the rezoning request be approved. The motion was seconded by Eddie Barber and passed unanimously (6 to 0).

COMMENTS:

Chairman Ceil Saunders asked for any comments among the Planning Board members.

There were no comments made by Planning Board members at this time.

There being no further business before the Board, a motion was made by Eddie Barber to adjourn. The motion was seconded by James Craig and passed unanimously (6 to 0). Meeting was adjourned at 6:35 pm.

Respectfully submitted by:

Kimberly Hubbard-Haut, Secretary
Town of Emerald Isle Planning Board